171.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,700 / 895,700
					USE VALUE:	895,700 / 895,700
					ASSESSED:	895,700 / 895,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIPMAN ROGER/JASMINE
Owner 2:	
Owner 3:	
Street 1:	180 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SMITH ROBERT A -
Owner 2:	-
Street 1:	180 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .279 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Asbestos Exterior and 2230 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12173.000	342,900	3,200	549,600	895,700
Total Card	0.279	342,900	3,200	549,600	895,700
Total Parcel	0.279	342,900	3,200	549,600	895,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.66 /Parcel: 401.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113273

GIS Ref

GIS Ref

Insp Date 08/09/16

!13240!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 171.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	342,900	3200	12,173.	549,600	895,700		Year end	12/23/2021
2021	101	FV	333,200	3200	12,173.	549,600	886,000		Year End Roll	12/10/2020
2020	101	FV	333,500	3200	12,173.	549,600	886,300	886,300	Year End Roll	12/18/2019
2019	101	FV	261,500	3200	12,173.	549,600	814,300	814,300	Year End Roll	1/3/2019
2018	101	FV	261,500	3200	12,173.	486,800	751,500	751,500	Year End Roll	12/20/2017
2017	101	FV	261,500	3200	12,173.	408,300	673,000	673,000	Year End Roll	1/3/2017
2016	101	FV	225,100	3200	12,173.	408,300	636,600	636,600	Year End	1/4/2016
2015	101	FV	212,600	3200	12,173.	353,300	569,100	569,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:31:58

LAST REV

Date	Time
09/12/16	10:10:12
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13240

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH ROBERT A	48868-117		1/19/2007	Change>Sale	460,000	No	No		
SMITH SIGNE C A	31036-552		1/7/2000	Family	1	No	No		
	11197-149		4/12/1965			No	No		N

USER DEFINED

Prior Id # 1:	113273
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/2015	1261	Addition	83,000		9/3/2015			New one story addi
3/19/2007	154	Redo Kit	23,000			G8	GR FY08	re do bath also

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2016	Meas/Inspect	DGM	D Mann
8/9/2016	Permit Visit	DGM	D Mann
12/15/2008	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
4/12/2007	MLS	HC	Helen Chinal
3/3/2000	Inspected	276	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	276	PATRIOT
7/22/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12173		Sq. Ft.	Site		0	70.	0.65	8									549,637						549,600	

Total AC/HA:	0.27945	Total SF/SM:	12173	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	549,637	Spl Credit		Total:	549,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16724133
Const Adj.:	0.94040596
Adj $ / SQ:	148.187
Other Features:	101596
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465923
Depreciation:	123004
Depreciated Total:	342919

COMMENTS

2 OF = 2 SINKS IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

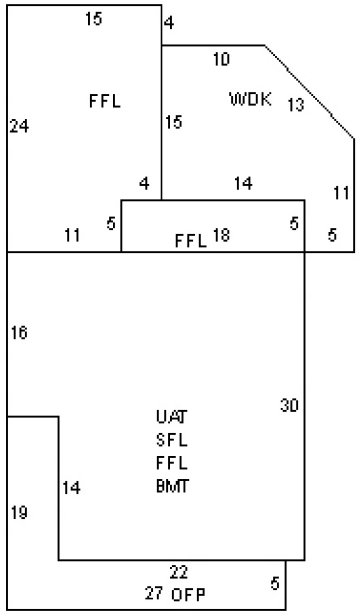
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	148.19
Special Features:	0	Val/Su Net:	97.83
Final Total:	342900	Val/Su SzAd	168.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,230	148.190	182,270
BMT	Basement	800	44.460	35,565
SFL	Second Floor	800	148.190	118,550
WDK	Deck	270	9.130	2,464
OFP	Open Porch	205	23.090	4,733
UAT	Upper Attic	200	103.730	20,746

Net Sketched Area:	3,505	Total:	364,328
Size Ad 2030	Gross Area 4105	FinArea	2230

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 171.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X17	F	FR	1930	24.53	T	50	101			2,500			2,500
A2	WOOD SHD	A	Y	1	12X16	A	FR	1930	7.04	T	50	101			700			700

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200